

177.0

0002

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

744,600 / 744,600

USE VALUE:

744,600 / 744,600

ASSESSED:

744,600 / 744,600


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		SYLVIA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: RENAULT JAMES N & SUSAN M	
Owner 2:	
Owner 3:	

Street 1: 165 SYLVIA STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION	
This parcel contains 6,280 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1942, having primarily Vinyl Exterior and 1996 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value
101	One Family
	6280
	Sq. Ft.
	Site
	0
	70.
	0.976

IN PROCESS APPRAISAL SUMMARY

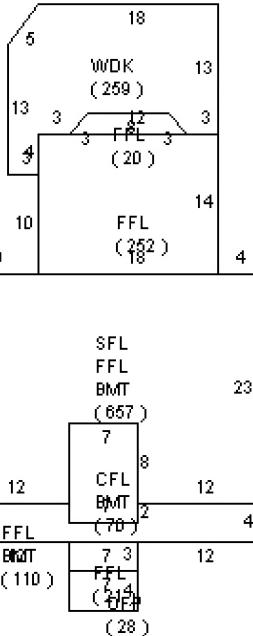
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6280.000	318,700		425,900	744,600		119320
							GIS Ref
							GIS Ref
							Insp Date
							08/30/18

PREVIOUS ASSESSMENT									Parcel ID	177.0-0002-0002.0	!13859!
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	318,700	0	6,280.	425,900	744,600	744,600	Year End Roll	12/18/2019	
2019	101	FV	252,200	0	6,280.	419,800	672,000	672,000	Year End Roll	1/3/2019	
2018	101	FV	280,000	0	6,280.	322,500	602,500	602,500	Year End Roll	12/20/2017	
2017	101	FV	280,000	0	6,280.	304,200	584,200	584,200	Year End Roll	1/3/2017	
2016	101	FV	280,000	0	6,280.	279,900	559,900	559,900	Year End	1/4/2016	
2015	101	FV	264,700	0	6,280.	261,600	526,300	526,300	Year End Roll	12/11/2014	
2014	101	FV	264,700	0	6,280.	240,900	505,600	505,600	Year End Roll	12/16/2013	
2013	101	FV	264,700	0	6,280.	240,900	505,600	505,600		12/13/2012	

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13259-624		8/1/1977		41,000	No	No	Y	

BUILDING PERMITS									ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	
6/15/2006	473	Wood Dec	15,680			G7	GR FY07	NEW WOOD DECK	8/30/2018	Inspected	CC	Chris C	
4/4/2003	284	Dormers	60,000			G6	GR FY06	ADD FRT DORMERS	7/20/2018	MEAS&NOTICE	BS	Barbara S	
5/8/1995	260		30,000					ADD TO KITCHEN	10/20/2008	Meas/Inspect	345	PATRIOT	
									8/11/2005	Fieldrev-Chg	BR	B Rossignol	
									1/4/2000	Meas/Inspect	243	PATRIOT	
									7/17/1993		AJS		

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH									
Type: 5 - Cape	Sty Ht: 2 - 2 Story	(Liv) Units: 1 Total: 1	Full Bath: 1 Rating: Average	A Bath: Rating:	3/4 Bath: 1 Rating: Good	PDAS.. GAS LOG FP.												
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	A 3QBth Rating:	1/2 Bath: Rating:	A HBth: Rating:													
Sec Wall: %	Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	OthrFix: Rating:	Kits: 1 Rating: Good	A Kits: Rating:	1st Res Grid Desc: Line 1	# Units: 1											
View / Desir:	Color: BEIGE	Fpl: 1 Rating: Average	WSFlue: Rating:	Level FY LR DR D K FR RR BR FB HB L O	Other													
GENERAL INFORMATION			OTHER FEATURES			Upper												
Grade: C - Average	Year Blt: 1942	Eff Yr Blt:	Total Units:	Lvl 2														
Alt LUC:	Alt %:	Location:	Floor:	Lvl 1														
Jurisdct: G6	Fact: .	% Own:	Name:	Lower														
Const Mod:	Lump Sum Adj:	DEPRECIATION																
INTERIOR INFORMATION			Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRS	FL									
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Functional:			Interior:	1	7	2										
Sec Int Wall: 1 - Drywall	30 %	Economic:			Additions:													
Partition: T - Typical	Special:	Plumbing:			Kitchen:													
Prim Floors: 3 - Hardwood	Override:	Electric:			Baths:													
Sec Floors: 4 - Carpet	Total: 10.8 %	Heating:			Plumbing:													
Bsmnt Flr: 12 - Concrete		General:			Electric:													
Subfloor:					Heating:													
Bsmnt Gar:					General:													
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1	% AC: 100																	
% Heated: 100																		
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS			PARCEL ID 177.0-0002-0002.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	18X16		A	AV	2005		0.00	T	11.2	101					
More: N			Total Yard Items:			Total Special Features:			Total:			IMAGE 						